

Present:

Mayor Piccolo	
Councilmembers:	
Leif Nelson	Kevin Drolc-Police Chief
Rick Davis	Nick Sampinos-City Attorney
Layne Miller	Nick Tatton-Community Director
Kathy Hanna-Smith	John Daniels-Human Resources Director
Terry Willis	Miles Nelson-Public Works Director
	Lisa Richens-Finance Director
	Bret Cammans-Customer Service Director
	Sherrie Gordon-City Recorder

Excused Absence:

Present: Destiny Basso, Jade Powell, Lora Johnson, Norma Procarione, Bob Tanner, Mike Kourianos, Nancy Bentley, Chandler Vincent, Austin Welch, Jamie Cano, Gary Straquadine, Lon Youngberg, Rick Sherman, Mason Winders, and Warren Tyler Agner

1. Mayor Piccolo called the regular meeting to order at 5:32 p.m. He led the Pledge of Allegiance.
2. Roll was called with the above Councilmembers and staff in attendance.
3. PUBLIC COMMENT –  
Mayor Piccolo acknowledged Chandler Vincent and presented him with a “World Ambassador” plaque. Mr. Vincent, a USU-Eastern welding student, was named the top welding competitor in the United States and the fifth best in the world after a recent competition. He thanked the Mayor and City Council for the honor. He also acknowledged the instructors who taught him and helped him along the way.
4. COUNCILMEMBERS REPORT – The Councilmembers presented an update on the activities and functions in which they have participated in support of Price City since the last Council meeting.
5. RESOLUTION NO. 2017-18 - A RESOLUTION AUTHORIZING NOT MORE THAN \$404,000 WATER AND SEWER REVENUE BONDS, TO FINANCE WATER AND SEWER SYSTEM IMPROVEMENTS; PROVIDING FOR THE PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT, MATURITY, INTEREST RATE AND DISCOUNT OF THE BONDS; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AND RELATED MATTERS.  
Lisa Richens reviewed the terms of the bond and the purpose for the Mayor and Council.  
**MOTION.** Councilmember Miller moved to approve Resolution 2017-18. Motion seconded by Councilmember Willis and carried.
6. RESOLUTION NO. 2017-19 - A RESOLUTION AUTHORIZING NOT MORE THAN \$606,000 IN PRINCIPAL AMOUNT OF CEMETERY REVENUE AND SALES TAX REVENUE BONDS IN ONE OR MORE SERIES FOR CEMETERY IMPROVEMENTS; PROVIDING FOR THE PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT, MATURITY, INTEREST RATE, AND DISCOUNT ON THE BONDS; AND RELATED MATTERS.  
Lisa Richens reviewed the terms of the bond and the purpose for the Mayor and Council.  
**MOTION.** Councilmember Willis moved to approve Resolution 2017-19. Motion seconded by Councilmember Nelson and carried.
7. 2017 GENERAL ELECTION CANVASS - Authorization for the City Council and City Recorder to serve as the Board of Canvassers and approve the 2017 General Election results.  
Councilmember Davis, Councilmember Hanna-Smith, Councilmember Miller, Councilmember Nelson, Councilmember Willis, and the City Recorder, served as the Board of Canvassers to approve the 2017 General Election results on Tuesday, November 14, 2017, at noon, at the Carbon County Administration Building in the Clerk’s Office. They witnessed the count of the Provisional, Absentee

and Optic Scan votes for the 2017 General Election. The City Recorder read the election vote results aloud:

Price City Mayor:

Michael Kourianos – 975 votes

Rick Adams – 589 votes

Price City Council:

Jesse Sloan – 480 votes

Amy Knott-Jespersen – 733 votes

Joe Christman – 728 votes

Terry Willis – 768 votes

Mayor Piccolo commented that the experienced Councilmembers left remaining on the City Council will remain positive and helpful and ensure the transfer of civic duties to the newly elected officials will be received as pleasantly and smoothly as possible on behalf of the Price City community.

**MOTION.** Councilmember Davis moved to approve the 2017 General Election results as read aloud by the City Recorder. Motion seconded by Councilmember Hanna-Smith and carried.

PLANNING AND ZONING COMMISSION – Nick Tatton reported that the Planning and Zoning Commission gave a favorable recommendation for final approval by the Price City Council on the following applications with the conditions indicated.

8. Conditional Use Permit

a. **IMPOUND YARD LAND USE** - Consideration and possible approval of a site plan amendment adding the land use of an impound yard at 396 S Carbon Ave within the Commercial 1 zoning district, Tony Basso.

- Site plan not to be altered or amended from that approved with the below attributes finding that development and land use consistent with approved site plans protects the health, safety and welfare of the community and is consistent with the Price City General Plan:
  - Vehicle impound area to be fenced with a 6 foot tall sight obscuring fence with no more than 3 strands of barbed wire meeting the minimum standard for impound yards mandated by the State of Utah finding that minimum impound yard requirements require barbed wire fencing;
  - Lights for impound yard to be angled away from traffic on adjacent public roads and away from other land uses finding that lighting of the impound yard is necessary and angling lighting away from traffic and other land uses mitigates potential safety matters and disturbances;
  - Surfacing of impound area to be hard surfaced, no vehicles in the impound area beyond the safe capacity of the impound area;
  - All “hold for owner” vehicles not parked in a fenced and screened area to be parked orderly; no placement of crash, salvage or other vehicles in a non-screened location.
  - No on-street parking of vehicles.
- Impound yard signage and business signage to only be placed at the site after review and approval of such signage by the Price City Planning Department finding that properly reviewed and approved signage promotes consistency in signage in the community and improved the commercial viability of businesses;
- No conditions at the property allowed that may subject the land use to enforcement of the Price City Property Maintenance Code terms and conditions now or in the future, finding that properly maintained properties promote improved property values, aesthetic appearance and improved commercial activity in the community consistent with the goals in the Price City General Plan;
- No motor vehicle impoundment beyond that inherently associated with the impound yard land use finding that proper site plan requirements are not in place for additional impoundment locations on the site;
- No automobile wrecking or salvage yard land use is permitted finding that those land uses are not permissible in the C-1 zoning district and that the site plan does not accommodate any such land use;
- All business owner and customer parking, including tow vehicles to be parked off-street at all times finding that off street parking promotes improved vehicular circulation in the community;
- No other land uses beyond those specifically licensed and approved herein authorized finding that additional or differing land uses may require additional consideration and permitting approval.

**MOTION.** Councilmember Nelson moved to provide final approval of a site plan amendment adding the land use of an impound yard at 396 S Carbon Avenue within the Commercial 1 zoning district with the conditions indicated. Motion seconded by Councilmember Miller and carried.

b. **AUTOMOTIVE ELECTRIC MOTOR SERVICE** - Consideration and possible approval of an automotive electric motor service business occupancy at 140 E 100 S within the Commercial 1 zoning district, Titan Auto Electric, LLC., Shawn Moosman.

- Maintain all exterior area lighting as high efficiency LED fixtures and include timers and/or shields and/or angled away from neighboring residential uses finding that reducing light transference mitigates nighttime impacts on residential properties.
- No on-street parking by owners and employees finding that limited on-street parking promotes commercial activity and is consistent with the Price City General Plan.
- Install a minimum of 5% landscaping as required by the Code and as the site may accommodate.
- Garbage dumpster to be maintained in an enclosure and serviced at a frequency that mitigates accumulations of garbage, rubbish and debris or the wind scatter of garbage, rubbish and debris.
- Ensure no unscreened outside storage of work in progress, materials, inventory, and supplies finding that restricted

outdoor storage of work in progress enhances the community aesthetic and is consistent with the Price City General Plan.

- Ensure no on site disposal of oils, greases or other chemicals or items that may negatively impact the environment or the waste water system finding that restricted disposal of certain items protects the health, safety and welfare of the community.
  - No service activity that involves disposal of oils, greases or other chemicals finding that a grease trap and sampling manhole are not present on-site.
  - All site floor drains or other possible sources of waste water system contamination to be sealed from use.
- Inspection of the structure by the Price City Building Inspector and Price City Fire Chief prior to occupancy and compliance with all safety recommendation stemming from the inspection finding that compliance with safety recommendations protects the health, safety and welfare of the community.
- All building renovation to be completed under the auspices of a Price City Building Permit finding that properly permitted and inspected commercial building improvements and renovations protect the health, safety and welfare of the community.
- Business signage plan submitted indicating 1 sign with a maximum size of 60 square feet attached to the north elevation of the building authorized. No other signage authorized.
- No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures mitigates impacts to area property values and is consistent with the Price City General Plan.

**MOTION.** Councilmember Willis moved to provide final approval of an automotive electric motor service business occupancy at 140 E 100 S, within the Commercial 1 zoning district, Titan Auto Electric LLC. with the conditions indicated. Motion seconded by Councilmember Hanna-Smith and carried.

c. **DRUG AND PROPRIETARY (PHARMACY) LAND USE** - Consideration and possible approval of a drug and proprietary land use at 4 East Main Street within the Commercial 1 zoning district, Price Family Pharmacy, Michael Johnson.

- No on street parking by owner or employees of the business, parking by owners and employees to be in mid-block public lots, finding that restricted on-street parking mitigates parking congestion in the downtown area and promotes commercial activity consistent with the Price City General Plan.
- Garbage containers and service frequency utilized that prevent the accumulations of garbage, rubbish and debris finding that properly sized and serviced garbage containers prevent wind scatter and accumulations of garbage, rubbish and debris.
  - No improper disposal of medications in traditional garbage receptacles.
- Building and fire safety inspection of structures on the site and used for business purposes for compliance by the Price City Building Inspector and/or Price City Fire Chief finding that properly inspected buildings protect the health, safety and welfare of the community.
  - Compliance with all safety recommendations stemming from the inspections.
  - Procurement of a Price City Building Permit for any building renovations or improvements that occur.
- Security review of medication storage and procedure by the Price City Police Chief and compliance with recommendations stemming from the review finding that reviewed and understood medication storage mitigates the potential for theft and disproportionate usage of public safety resources.
- Business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved signage promotes community consistency.
- No business operation from the site except that expressly applied for, considered, and approved herein finding that additional business operations may require additional licensing and/or CUP consideration.
- Price City business license must be approved prior to operation or occupancy.
- No conditions at the property or structure that violate the Price City property maintenance code finding that properly maintained properties and structures protect community property values.

**MOTION.** Councilmember Hanna-Smith moved to provide final approval of a Conditional Use Permit of a drug and proprietary land use at 4 East Main Street within the Commercial 1 zoning district, Price Family Pharmacy with the conditions indicated. Motion seconded by Councilmember Nelson and carried.

d. **GENERAL CONTRACT CONSTRUCTION SERVICES-FENCING** - Consideration and possible approval of general contract construction services-fencing and office space land use at 1423 East Nelson Lane within the combined Manufacturing 1 and Manufacturing 2 zoning district, Marie T. Manzanares, Castle Country Fencing.

- No nuisance exterior light transference to residential land uses adjacent to subject property finding that nuisance exterior light transference to residential land uses may create conflicts between adjoining property owners and uses.
  - All exterior lighting to be high efficiency LED fixtures and bulbs finding that energy efficiency reduces costs in the community and increases the economic competitiveness of business.
- No nuisance noise transference to residential land uses adjacent to subject property finding that nuisance noise transference may create conflicts between adjoining property owners and uses.
- No on street parking of any vehicles, equipment, trailers or other business related items finding that restricted on-street parking mitigates the potential for vehicle or pedestrian accidents on Nelson Lane.
  - No vehicle, equipment, trailer or other business items to be parked or stored such that adjoining property owners experience restricted access to property.
  - No site access from Airport Road; all site access from Nelson Lane finding that safe or approved ingress/egress to the site is not present from Airport Road.
- Garbage containers and service frequency utilized that prevent the accumulations of garbage, rubbish and debris

finding that properly sized and serviced garbage containers prevent wind scatter and accumulations of garbage, rubbish and debris.

- All outdoor storage of vehicles, equipment, trailers to be maintained orderly finding that orderly storage and fenced storage mitigates the potential for malfeasance and business interruption.
  - All fittings and equipment to be stored inside of storage shed/building as indicated on the submitted site plan.
- Building and fire safety inspection of structures on the site and used for business purposes for compliance by the Price City Building Inspector and/or Price City Fire Chief finding that properly inspected buildings protect the health, safety and welfare of the community.
  - Compliance with all safety recommendations stemming from the inspections.
  - Procurement of a Price City Building Permit for any building renovations or improvements that occur.
- Business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved signage promotes community consistency.
- No business operation from the site except that expressly applied for, considered, and approved herein finding that additional business operations may require additional licensing and/or CUP consideration.
- No Castle Country Fencing business operation, materials, equipment, vehicles to be located at, adjacent to or in the vicinity of 337 N 5<sup>th</sup> Avenue finding that all business operation from that location was previously revoked by Price City.
- No conditions at the property or structure that violate the Price City property maintenance code finding that properly maintained properties and structures protect community property values.

**MOTION.** Councilmember Nelson moved to provide final approval of a Conditional Use Permit to locate the Castle Country Fencing business at 1423 East Nelson Lane within the combined Manufacturing 1 (M-1) and Manufacturing 2 (M-2) zoning district with the conditions indicated. Motion seconded by Commissioner Willis and carried

CONSENT AGENDA – Councilmember Davis requested Item 12 be removed from the consent agenda for further discussion. Councilmember Hanna-Smith moved to approve consent agenda items 9 through 14 excluding Item 12. Motion seconded by Councilmember Willis and carried.

9. MINUTES

- a. November 3, 2017 City Council Workshop
- b. November 8, 2017 City Council Meeting

10. PROMOTION - Consideration and possible approval to promote Valery O'Neil from Laborer to Groundskeeper I in accordance with Price City policies and practices. Ref Memorandum to Council dated November 13, 2017.

11. 100 SOUTH WATER/SEWER ROAD RECONSTRUCTION - Consideration and possible approval of agreement with Jones and DeMille Engineering for design and construction engineering services for the replacement of water and sewer mains in 100 South from 300 East to 700 East and the reconstruction and replacement of the road surface. Cost of services is \$146,000 and is within budget.

12. BRING DOWN CERTIFICATE - Consideration and possible approval of the refinancing participation bond bring down certificate for Price City as a project participant in the Horse Butte Wind project at UAMPS.  
Councilmember Davis asked Nick Tatton to briefly explain the nature of the refinancing of the Horse Butte wind project at UAMPS and Price City's participation in that project.  
**MOTION.** Councilmember Davis moved to approve Item 12. Motion seconded by Councilmember Miller and carried.

13. BUSINESS LICENSES - Consideration and possible approval of business licenses for: Castle Country Fencing at 1423 East Nelson Lane, Price Family Pharmacy at 4 E Main St., and Peacocks Services.

14. TRAVEL REQUESTS - Consideration and possible approval of travel for:  
Nick Tatton, Community Director - IEDC Economic Development Training, January 31-February 1, 2018, Las Vegas, NV  
Debbie Worley, Police Department - SWAVO Training, December 6 -7, 2017, Salt Lake City, UT  
Kevin Drolc, Police Department - UCA P25 Radio Upgrade Symposium, November 30 – December 01, 2017, St. George, UT

15. COMMITTEES - Updates presented.  
a. COMMUNITY PROGRESS  
b. CULTURE CONNECTION  
c. EMERGENCY PLANNING

- d. INTERNATIONAL DAYS
- e. WATER RESOURCES

16. UNFINISHED BUSINESS

- a. Recycling – The committee continues to look for a “host” for the project. They continue to move forward with the project.

The regular City Council meeting was adjourned at 6:30 p.m. by Mayor Piccolo pursuant to a motion by Councilmember Willis.

APPROVED:

ATTEST:

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Joe L. Piccolo, Mayor

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Sherrie Gordon, City Recorder